

Elaina Cano
San Luis Obispo
County Clerk-Recorder
Main Office: (805) 781-5080
Atascadero: (805) 461-6041
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Receipt: 25-8742

ProductName	Extended
FISH FISH AND WILDLIFE FILING	\$81.00
# Pages	6
Document #	40-03242025-068
Document Info:	SAN LUIS OBISPO COUNTY
Filing Type	NOE
<hr/>	
Total	\$81.00
Tender (On Account)	\$81.00
Account#	CTY
Account Name	JE except TX & DSS
Balance	\$133,507.75
Comment	1002637392

PLEASE KEEP FOR REFERENCE

3/24/25 2:03 PM mstileto
San Luis Obispo



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
 40-03242025-068
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL mdenning@co.slo.ca.us	DATE 03/24/2025
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COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO	DOCUMENT NUMBER
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PROJECT TITLE
 ANTHEMNET / VERIZON WIRELESS / MEHLSCHAU CONDITIONAL USE PERMIT

PROJECT APPLICANT NAME FRANKLIN OROZCO	PROJECT APPLICANT EMAIL franklin@blk-rock.com	PHONE NUMBER (619)632-2569
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PROJECT APPLICANT ADDRESS 500 WEST 2ND STREET, 19TH FLOOR	CITY AUSTIN	STATE TX	ZIP CODE 78701
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PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:


<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$ _____

Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ _____ \$81.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other
 TOTAL RECEIVED
 \$ _____ \$81.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Metta Stiletto, Deputy County Clerk-Recorder
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Filed in County Clerk's Office
 Elaina Cano
 San Luis Obispo - County Clerk-Recorder
40-03242025-068
 03/24/2025
 FISH
 Pages: 6
 Fee: \$ 81.00

By mstiletto, Deputy





Notice of Exemption

Project Title and No.: Anthemnet / Verizon Wireless / Mehlschau Conditional Use Permit
N-DRC2023-00028 (ED25-0001)

Table with 2 columns: Project Location (955 Hetrick Avenue, Nipomo, California, 93420, APN 091-301-064) and Project Applicant/Phone No./Email (Franklin Orozco, (619) 632-2569, franklin@blk-rock.com). Applicant Address (500 West 2nd Street, 19th Floor, Austin, TX 78701).

Description of Nature, Purpose and Beneficiaries of Project

A request by Anthemnet and Verizon Wireless for a Conditional Use Permit (N-DRC2023-00028) to allow the construction and operation of a new wireless broadband communications facility consisting of nine (9) panel antennas, two (2) microwave antenna, and associated equipment disguised as a 125-foot-tall faux monopine. The project also includes ground mounted ancillary equipment and hardware located within an approximately 1,650-square-foot equipment area on a concrete pad surrounded by an 8-foot-tall concrete masonry enclosure. The project will result in the disturbance of approximately 6,610 square feet on an approximately 35-acre parcel. The proposed project is within the Agriculture land use category and is located at 955 Hetrick Avenue, approximately 0.25 miles north of the community of Nipomo. The site is in the South County Inland Sub-Area of the South County Planning Area.

Name of Public Agency Approving Project: County of San Luis Obispo

Exempt Status: (Check One)

- Ministerial {Sec. 21080(b)(1); 15268}
Declared Emergency {Sec. 21080(b)(3); 15269(a)}
Emergency Project {Sec. 21080(b)(4); 15269(b)(c)}
[X] Categorical Exemption. {Sec. 15303; Class: 3}
Statutory Exemption {Sec. ____}
General Rule Exemption. {Sec. 15061(b)(3)} (see GRE form PLN-1124 below)
Not a Project _____

Reasons why project is exempt:

This project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) because it involves the installation of a new cellular facility and associated equipment and accessory infrastructure within an approximately 1,650 square-foot equipment area located on a concrete pad surrounded by an 8-foot-tall concrete masonry enclosure. The project does not trigger Section 15300.2 exceptions to the use of a categorical exemption as it is not located in a sensitive environment; would not contribute to a cumulatively significant impact; would not result in a significant effect due to unusual circumstances; would not affect scenic resources within a scenic highway area; is not located on a listed hazardous materials site; and would not affect historic or cultural resources. Cellular facilities are not explicitly included within the examples of applicable structures the exemption applies to, though it is comparable in scope and function to those listed, including a single-family residence or secondary dwelling, duplexes and multi-family dwellings, a commercial development not exceeding

2,500 square feet in floor area, utility extensions, accessory structures, and sterilization units for treatment of medical waste.

Access to the project parcel is provided from a pre-existing access road and existing roadway network that is adequate to serve the project as the facility is unmanned with approximately one technician visiting for site maintenance on roughly a monthly basis. The proposed 125-foot-tall monopole is proposed to be disguised as a stealth facility (faux pine tree) to reduce visual impacts. The project will be served by existing utility infrastructure, with minimal site disturbance, resulting in approximately 6,610 square foot area of disturbance, including roughly 163 cubic yards of cut, on an approximately 35-acre parcel. The project site is not located in a designated, precisely mapped, or officially adopted area with environmental resources of hazardous or critical concern.

The project is located within the Agriculture land use category and is not located on previously cultivated agricultural land, nor a portion of the parcel that contains prime soils. Additionally, the project is not located in an area that has high potential for liquefaction, or moderate, high, or very high potential for a landslide based upon the County's Safety Element maps and GIS data.

The applicant supplied a Biological Resources Assessment (BRA), completed by Padre Associates, Inc., and dated June 2023, which documented the results of a desktop review and field survey for existing and special-status biological resources that have the potential to occur within the proposed project location, including their associated impacts and avoidance and minimization measures. The field survey was completed on May 23, 2023, following reference site surveys the same month. No USFWS-Designated Critical Habitat overlaps the biological survey area (BSA), and no sensitive natural communities as defined by CDFW were documented within the BSA.

Based on the CNDDDB inquiry there were approximately 54 species within ten miles of the BSA, with 9 special-status plant species with the potential to occur within the project site. However, only three special-status plant species were observed within the BSA, though all were outside the project site and no impacts are expected to occur during project activities. Additionally, based on the CNDDDB query there were 39 special-status wildlife species documented within approximately 10 miles of the BSA, only 6 of which have potential to occur within the project site based on suitable habitat and/or regional documented occurrences. During the May 2023 field survey, no special-status wildlife species were observed within the BSA. Standard avoidance and minimization measures have been included for worker awareness training, pre-construction surveys, and monitoring.

The applicant submitted a Cultural Resources Letter Report for the project, completed by Cogstone and dated November 9, 2023. This report detailed the results of a cultural resource investigation conducted for the cellular facility, including a record search review and site visit. The records search performed in accordance with Section 36 CFR 800.4(d)(1) of the National Historic Preservation Act showed that there are no known significant resources within one-half mile of the project location. A field survey was conducted on October 4, 2023, and resulted in no identifiable cultural resources within or near the Area of Potential Effects (APE). The report concluded that the candidate location had been heavily disturbed by past development and the pedestrian survey did not reveal any historic-aged or prehistoric resources within the APE. Additionally, the results indicate that no cultural resources will be directly affected by construction of the telecommunications facility and that the project should proceed as proposed.

Therefore, impacts to cultural resources are not expected. In the unlikely event resources are uncovered during grading activities, compliance with State Health and Safety Code, State Public Resources Code, and implementation of County Code Section 22.10.040 (Archaeological Resources) would be required and sufficient to address resources discovered. County Code 22.10.040 states:

A. Construction activities shall cease, and the Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

B. In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department so proper disposition may be accomplished.

The project is not located within the boundaries of a FEMA-designated 100-year flood zone, near any mapped streams or drainage, and would not have a significant effect on drainage or water quality. The proposed diesel backup generator is the main source of noise and powered in the event of a power outage and for occasional routine maintenance and testing. While in operation, the telecommunications facility would not result in substantial air pollution. There are no unusual circumstances surrounding the project. Existing grading and drainage regulations will adequately address surface water quality impacts during construction.

The construction of a wireless communications facility at this location is consistent with the general plan designation, existing uses on site, and all applicable zoning designations and regulations. The project, as proposed, meets all applicable community standards for development. The Environmental Coordinator has determined that it can be seen with certainty that there is no possibility that the proposed project may have a significant adverse effect on the environment, and this Notice of Exemption has been prepared pursuant to CEQA Guidelines Section 15062.

Additional Information: Additional information pertaining to this notice of exemption may be obtained by reviewing the third page of this document and by contacting the Environmental Coordinator, 976 Osos St., Rm 300, San Luis Obispo, CA 93408 (805) 781-5600.


Mason Denning (mdenning@co.slo.ca.us)

(805) 781-1298

Lead Agency Contact Person

Telephone

<p>If filed by applicant:</p> <p>1. Attach certified document of exemption finding</p> <p>2. Has a notice of exemption been filed by the public agency approving the project? Yes <input type="checkbox"/> No <input type="checkbox"/></p>

Signature: 

Date: January 6, 2025

Name: Mason Denning

Title: Project Manager / Planner

On February 27, 2025

the project was Approved by:

Board of Supervisors

Subdivision Review Board

Other

Planning Commission

Planning Dept Hearing Officer



Notice of Exemption

Notice of General Rule Exemption

Project Title and No.: Anthemnet / Verizon Wireless Minor Use Permit; N-DRC2023-00028; (ED 25-0001)

Pursuant to section 15061 of the State California Environmental Quality Act (CEQA) Guidelines, the preliminary review of a project includes a determination as to whether a project is exempt from CEQA. This checklist represents a summary of this project's review for exemption.

Table with 3 columns: Question, YES, NO. Contains 8 rows of exemption criteria with checkboxes.

On the basis of this initial evaluation, I find that the proposed project does not have the potential to cause a significant effect on the environment and is therefore exempt from CEQA.

Handwritten signature of Mason Denning

Mason Denning, Project Manager

Date January 8, 2025